

**WARWICK TOWNSHIP PLANNING COMMISSION MINUTES**  
**May 28, 2014**

Chairman Thomas Zug convened the May 28, 2014 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, John Gazsi, Kenneth Eshleman, and Kenneth Kauffman. Absent were Jane Boyce, Craig Kimmel, and Daniel Garrett. In attendance were Craig Smith from RGS, Gwen Newell, and Randy Hess from Hess Homes.

**APPROVAL OF MINUTES:** The Commission voted unanimously to approve the minutes from the April 23, 2014 meeting.

**CONSIDER THE HOMETOWN TERRACE LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES DATED 4/10/2014:** Craig Smith, representing RGS Associates, along with Randy Hess, representing Hess Homes, are here to discuss a 3 acre site along Newport Road zoned R2. The plan proposes 28 two-story apartment buildings with 57 parking spaces. There would be a shared access with a neighboring property and an agreement is currently being worked on with this property owner. Storm water management is being done at the bottom of the site. An existing basin is present.

This project was originally approved several years ago for 28 apartment units that were never built. The retention basin is being expanded to meet current ordinance requirements. Plans have been submitted to the Conservation District regarding erosion and sediment for review. Sewer and water will be provided on the west side of the site.

There is a point of access on the west side which will provide emergency access only. This will be a grass paver access with a chain or other device for emergency service providers only.

Smith noted that there are improvements proposed along East Newport Road including curbing and sidewalk. The Township Manager stated that after the Board saw the sketch, curbing and sidewalk will be required all along Newport Road to Huber's Run which will tie in the bakery, Turkey Hill, and the Green Hill Road area. This will be over a two year period of time.

There were three modification requests that were granted with the sketch plan. One included the horizontal alignment which had to do with the center line of the access drive. There was also a 15 foot setback from the access drive to a unit that was approved as part of the sketch plan. Two additional storm water waivers are being requested. One waiver is to use the previous PennDOT standards for inlets using the old RC 34 standard rather than the RC 45. The reason for this is the newer standards apply to a public highway situation where there is heavy traffic and is not appropriate for private drives as proposed by this project.

Smith is also requesting the modification of pipe size. Minimum size for storm water conveyance is 15 inches. There are some areas such as in front of the first and second apartment buildings where Smith will be tying in roof leaders and providing lawn inlets so there will be positive drainage. These pipes will be 10 inches and will have more than enough capacity to accommodate what is needed.

The Township Manager talked about the existing building on the site. He stated the historic inventory form will need to be filled out and kept perpetually with the historic inventory data base.

Smith had a question regarding the second waiver regarding the storm water carrying facilities. He questioned what an alternate non-clogging system would be that is mentioned in the ELA letter. A Board member stated the concern for this is because the inlets and pipes are small and if a clog from leaves were to occur what would the outlet be for the flow. Smith stated there would be an overflow over the sidewalk.

A Board member questioned what a plunge pool was. Smith stated this is where the outlet pipe goes into the basin. This creates a small depression so the water sits in here. The reason plunge pools are used is to slow the water down. The problem being seen is in sinkhole prone areas an area of ponding has been created. Smith stated a standard rip rap would be put in or the alternative would be to use a plunge pool.

The proposed buildings are laid out with one building of 12 with six over six and two buildings of eight. They are spread out between 24 foot and 32 foot units. They are either one bedroom or two bedroom units, 60% two bedroom and 40% one bedroom. On building two because of exposed foundation of about five feet to the rear, Smith stated he is planning on incorporating a basement in the four lower units.

On a motion by Eshleman, seconded by Gazsi, the board unanimously approved the RC34 waiver and the pipe size waiver.

On a motion by Kauffman, seconded by Gazsi, the board unanimously approved the Terrace Land Development Plan.

**OLD BUSINESS:** The Township Manager stated a discussion has taken place among the staff level regarding making some changes on the paving specifications. Attention has been focused on the longevity of our roadways stating we are not getting the life out of our macadam material that we used to. He stated that Nova Chip will be laid down which is a new material almost like a macadam overlay. The purpose of this is to try to extend the longevity of the roadway until a real macadam overlay needs to be done which is very expensive. Other municipalities are also going in this direction. The Township Manager stated the amount of heavy truck traffic on some of the collector roads such as Millport Road, Newport Road, and Clay Road takes it toll on the roads.

Some other subdivision ordinances that are being looked at are lighting particularly in commercial parking lots regarding the dark sky standards. The Township tries to minimize light pollution but we don't have specific specifications regarding this issue. As far as sight distance, there are some issues with the sight triangle not working in some instances so this will be addressed. Regarding the paving, the Township Manager stated currently what is being placed on our collector roads is being put on the local roads. This consists of a 4 inch sub-base with a 1 ½ inch overlay. The Township Manager stated this is not going to cure all the problems. The Township Manager stated his goal is to get 20 years worth of light out of the roadways.

A Board member asked if it was able to be determined where the failure is happening in regards to the roads. The Township Manager stated it is a number of different issues including base issues, type of material, and the water table. Also contributing to the problem are the weight load issues of truck traffic and the inferiority or deficiency of the material. The Township Manager stated that when the Township went to the super paved material that the state required it is a better adhesive between overlays.

Another issue being looked at is landscaping. The Township Manager stated a harder push is being made toward more native plants. The reason for this is they are more tolerant of drought, weather conditions, and they are more aesthetically pleasing. A hard look is being made at the street trees making sure they are tear-shaped and should not need to be trimmed but will still give some shade. A Board Member stated that Lititz Reserve recently revised their plan and there are five streets and each street has a specific tree dedicated to it for diversity.

Regarding sidewalks, the Township Manager stated there are still 4 foot sections of sidewalk and if a pole is placed in a 4 foot section it can create a situation where a property would not be ADA compliant. In order to be ADA compliant a minimum of 5 foot sidewalks must be installed.

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The Township Manager stated that for next month regarding the Lititz Library lot add on plan, the property owner will be taking away his 10 acre farmette from this piece. 2.4 acres will be conveyed to the library, and a dedication for the right of way will be made. This land is under the Clean and Green program. The right of way will be conveyed first, then a portion of the lot granted to the library, and then the remainder in 2015. There will also possibly be a new conceptual master plan for Rock Lititz. Some of these plans include instead of a sterile, industrial park you will see more of a campus type plan. Rock Lititz wants to have a joint daycare that 12-15 facilities can use and a joint cafeteria with everything interconnected with walkways.

The Township Manager talked about the Michael Glass Orchard Road tract. This is a 55 acre tract of wooded, natural setting off of Orchard Road. The goal was always to do a conservation cluster of some sort there because it is a good site to preserve. 45% of this area is open field and 55% is heavily wooded. Mr. Glass has some ideas with what to do with this land that he will bring to the Planning Commission Board. This land is zoned R1.

**ADJOURNMENT:** With no further business to come before the Commission, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Daniel Zimmerman  
Township Manager